

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 9-2-00
Project Name and Location: Griffin Professional Building
5450 Griffin Road

TITLE OF AGENDA ITEM: Griffin Professional Building

REPORT IN BRIEF: The applicant is requesting to expand an existing one story building by 504 square feet at the south end of the building, reface the building elevations, redesign the existing parking area and provide perimeter and interior landscaping. All improvements are in response to the D.O.T taking along Griffin Road. The building elevations reflect decorative style columns and faux railing treatments, extended roof canopies over the entry doors, decorative widow shutters and a metal seam roofing material. The overall architectural appearance is intended to simulate an "Old Florida" vernacular style building. The color scheme will also reflect the "Old Florida" style by using a light yellow base. dark green and white accents and a silver roof. Landscaping will be provided throughout the site.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to the planning report (Motion carried 4-0, February 27, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 9-2-00 subject to the following conditions prior to the issuance of a building permit.

1. Reflecting the correct office parking requirements of 1:300 on the site plan.
2. Providing decorative treatments to the entry doors along the west elevation to match the building style.

Attachment(s): Planning Report, Land Use Map, Subject Site Map, Aerial

Application #: SP 9-2-00
Griffin Professional Building

Item No.

Revisions:

Exhibit “A”

Original Report Date: February 23, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner /Agent:

Name: Gus Aguirre

Address: 10520 S.W. 50th St.

City: Cooper City , FL. 33328

Phone: 954 584-6880

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 5450 Griffin Road

Land Use Plan Designation: Commercial

Existing Zoning: Griffin Corridor District (Florida Turnpike Node)

Existing Use: Engineering office

Proposed Use: same as existing, with site and building renovations.

Surrounding Land Use:

North: Griffin Road

South: Single Family Residential

East: Single Family Residence

West: One story commercial Building

Surrounding Zoning:

SP 9-2-00

North: Griffin Road

South: R-5 (Low Median Residential dwelling District 5du/ac)

East: Griffin Corridor District (Florida Turnpike Node)

West: Griffin Corridor District (East Gateway Zone)

ZONING HISTORY

Related zoning history: The Griffin Road Corridor District was adopted on February 2, 2000.

Previous request on the same property: Five (5) variances were approved by Town Council on November 3, 1999 to reduce the minimum lot area from 52,500 square feet to 21,094.33 square feet; to reduce the minimum lot depth from 200 feet to 120.36 feet; to reduce the minimum front setback from 25 feet to 6.6 feet; to reduce the required landscape buffer adjacent to a residential use from 10 feet to 7 feet; to reduce the minimum landscape buffer adjacent to a right of way from 20 feet to 6.66 feet for the length of the building frontage and to eliminate the required 6' CBS wall between the commercial use and adjacent residential use.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant is requesting to expand an existing one story building by 504 square feet at the south end of the building, reface the building elevations, redesign the existing parking area and provide perimeter and interior landscaping. All improvements are in response to the D.O.T taking along Griffin Road.
2. *Buildings:* The building renovation will include removing an existing 315 square foot metal portion from the south end of the existing C.B.S building and expanding the C.B.S. building by 791.5 square feet at the south end. The complete expansion will equal approximately 25% of the existing square footage. The building elevations reflect decorative style columns and faux railing treatments, extended roof canopies over the entry doors, decorative widow shutters and a metal seam roofing material. The overall architectural appearance is intended to simulate an "Old Florida" vernacular style building. The color scheme will also reflect the "Old Florida" style by using a light yellow base. dark green and white accents and a silver roof.
3. *Access and Parking:* Access to the site will be provided by a 24' ingress/egress opening off of Griffin Road at the north end of the site and a 23.85' ingress/egress opening off of S.W. 54th Terrace at the west end of the site. thirteen (13) parking spaces are required with twenty (20) spaces provided.
4. *Landscaping:* The landscape plan reflects Foxtail Palms, Mahogany, flowering Cassia, and Green Buttonwood trees along the perimeters. A continuous hedge is shown along all sides of the property with groundcovers and perennials along Griffin Road. All existing trees will be preserved on site.

5. *Drainage/Open Space information* . On-site drainage will be diverted to the dry retention area as well as the parking lot catch basins.
6. *Signage*: Signage will not be part of this approval.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The overall parcel is governed by the plat titled “Zinner Park”. There are no recorded restrictions.

Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 9-2-00 subject to the following condition prior to the issuance of a building permit.*

1. Reflecting the correct office parking requirements of 1:300 on the site plan.
 2. Providing decorative treatments to the entry doors along the west elevation to match the building style.
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Site Plan Committee

SITE PLAN COMMITTEE RECOMMENDATION: Motion to approve subject to the planning report (Motion carried 4-0, February 27, 2001).

Exhibits

1. Land Use Map, Subject Site, Zoning Map, Aerial

Prepared by: _____

Reviewed by: _____





